



## AIA|WA Legislative Update #4

April 16, 2019

### 2 days left to pass non-budget bills

The Legislature's deadline for passing bills out of the 2<sup>nd</sup> house is Wednesday, April 17. As always, this deadline does not apply to budget bills. Below are the key AIA|WA bills remaining under consideration.

You can see more detail on all of AIA|WA's priority legislation [here](#).

If you would like to contact your legislators on any of these bills, information on how to do so is located [here](#).

### Pending legislation

**CPARB REQUEST LEGISLATION:** provides important modifications to RCW 39.10 that increase the value of public dollars spent on capital projects procured through design-build and job order contracting.

- The bill clarifies progressive design-build, which promotes innovation among designers, builders and owners. It is the key to adopting new construction technologies such as cross laminated timber (CLT) and high-performance buildings that reduce carbon footprint.
- The bill extends the use of job order contracting to all public owners. It a cost-effective means to execute small projects that are necessary to operate and maintain public facilities.
- The bill encourages consideration of minority, women and veteran owned businesses, and creates an apprenticeship requirements for job order contracts.

*[HB 1295](#) has been approved to be considered on the Senate floor.*

**ZONING AUTHORIZATION:** Allows all jurisdictions to increase short subdivisions up to nine lots by ordinance and authorizes jurisdictions planning under the GMA which have adopted a comprehensive plan to increase short subdivisions up to 14 lots by ordinance in an urban growth area. AIA|WA supports.

[SB 5008](#) has been approved to be considered on the House floor.

**TOXIC MATERIALS:** Addresses toxic chemicals in consumer products by authorizing the Dept. of Ecology to take regulatory action on five priority chemicals every five years. AIA|WA supports.

[SB 5135](#) has been approved to be considered on the House floor.

**ADU REQUIREMENTS:** Requires cities and counties to adopt ordinances that authorize accessory dwelling units within designated urban growth areas by 2021 and establishes regulatory requirements that must be included. \*\*The most recent, amended version of this bill changes the impact significantly; it prohibits ADUs from violating lot size/coverage and setback requirements; limits the impact to cities with a population of 10,000 or more; removes cities of at least 2,500 within the boundaries of a regional transit authority; removes language prohibiting a requirement for off-street parking for ADUs within 0.5 mile of a transit stop; and removes language prohibiting a city with a population of 100,000 or more from requiring the owner of a lot with an ADU to reside in the ADU or in another housing unit on the same lot.

[HB 5812](#) is in the House Rules Committee. AIA|WA supported the previous version of this legislation but we do not support this version. Contact your representatives and ask them to restore the earlier, more impactful version on the House floor.

## Bills that have passed

Bills that have passed both the House and the Senate in the last week (some will need to go back to their original house for concurrence with changes made in the second house) include:

- Architect licensing
- Condo liability
- Tiny homes
- Affordable housing/REET extension
- Clean buildings
- Fossil-free electricity
- Residential density (inside the GMA)
- HFCs Refrigerants

More info [here](#).

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